

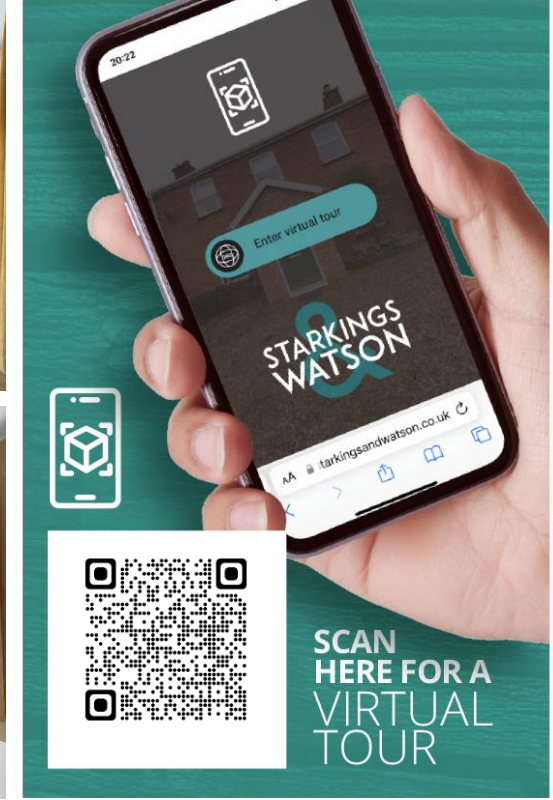
TRUMPETER RISE

Long Stratton, Norwich NR15 2DY

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

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STARKINGS & WATSON

- Semi-Detached Home
- 2018 Built with a Modern Interior
- 16' Sitting/Dining Room
- Kitchen with Space for Appliances
- Two Bedrooms
- Family Bathroom & En Suite
- Enclosed Lawned Garden
- Off Road Parking

IN SUMMARY

This MODERN 2018 BUILT PROPERTY occupies a fantastic position in the HEART of LONG STRATTON, within walking distance to SCHOOLS and AMENITIES, and within a short drive of NORWICH and DISS. The property offers ENERGY EFFICIENT AIR SOURCE HEATING, and close to 800 Sq. ft (stms) of accommodation. With a WELCOMING ENTRANCE HALL and storage, doors lead to the KITCHEN/BREAKFAST ROOM with SPACE FOR APPLIANCES, cloakroom and 16' SITTING/DINING ROOM with FRENCH DOORS to rear. The first floor offers TWO BEDROOMS including the MAIN BEDROOM with EN SUITE and FAMILY BATHROOM off the spacious landing. Finished with uPVC DOUBLE GLAZING and a NEUTRAL DECOR, the property is ready for occupation. To the rear, the GARDEN is laid to lawn, with a PRIVATE ACCESS GATE, and OFF ROAD PARKING.

SETTING THE SCENE

Occupying a prominent position, a brick weave frontage offers ample parking, with gated access to

the side of the row providing rear access.

THE GRAND TOUR

Heading inside, a carpeted hall entrance greets you with stairs rising up and a useful storage cupboard below. A useful W.C is finished with a white two piece suite and tiled splash backs. The kitchen is fully fitted with a modern range of wall and base level units, with attractive work surfaces and splash backs. An inset electric ceramic hob and electric oven are built-in, with space for a fridge freezer and washing machine. A window faces to front, whilst there is room for a small table. Heading into the sitting/dining room, there is ample space for soft furnishings and a dining table. Finished with fitted carpet, a uPVC double glazed window and French doors lead to the garden. Heading upstairs, the two bedrooms are carpeted and double glazed, with storage on the landing. The main bedroom includes an en suite shower room, with a three piece suite and tiled splash backs. The family bathroom is a similar style, with a shower over the bath, glazed shower screen and feature tiled splash backs. The property is heated via an electric air source heating system and radiators.

THE GREAT OUTDOORS

Fully enclosed with timber panelled fencing the garden is laid to lawn, with a patio area and side gated access.

OUT & ABOUT

Situated in Long Stratton a South Norfolk village, where there is an extensive range of everyday



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shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

FIND US

Postcode : NR15 2DY

What3Words : ///helpfully.chestnuts.blast

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area^m
808.51 ft²
75.11 m²

(1) Excluding balconies and terraces.

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.